

ALTERNATIVE 1 : LIGHT TOUCH



BUILD

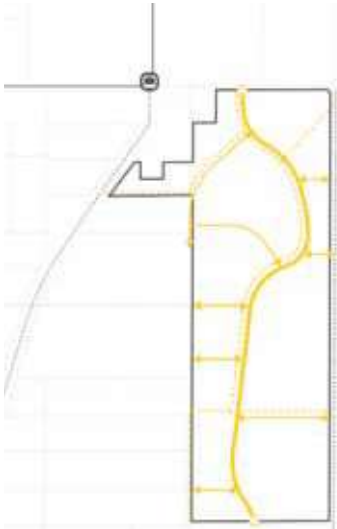
this alternative conserves the current location and extents of the hill crest and wetlands as central site features. Proposed land uses are placed around these features and existing site topography.

LANDUSES

- residential 1 : higher density
- residential 2 : lower density
- open space
- park land
- wetland
- employment: industrial
- employment: office
- trail easement
- right-of-way

LAND USE	Acres
ROW	15
Trail Easement	3
Total Open Space	33
Open Space (including wetlands, not active park)	25
Active Park	8
Employment (Industrial + Office)	29
Office	2
Industrial	27
Total Residential	32
Residential 1	24
Residential 2	8
Total Area	112

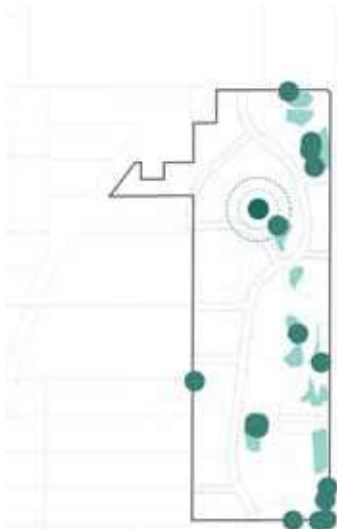
PLAN VIEW



CONNECT

a single north south connection meanders through the site with east west roads connecting to existing local network at select roads. This placement conserves the wetland and existing hillcrest in their current locations. Trails connect the site to the existing trail network and allow for easy pedestrian and bicycle circulation in the new development.

- existing road
- existing bus route
- existing trail
- proposed trail
- proposed road 70' ROW
- proposed road 80' ROW

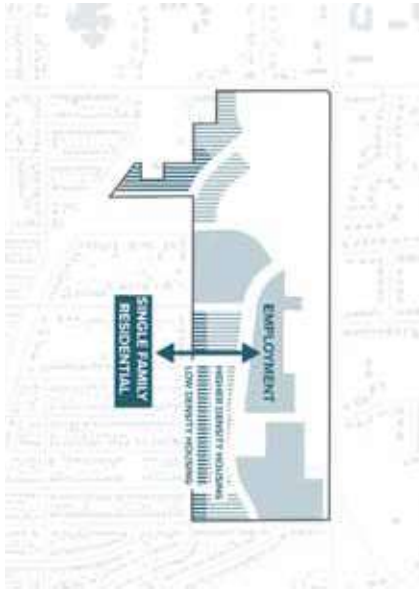


- existing significant tree
- existing wetland
- hillcrest



CONSERVE

All wetlands, majority of significant trees, and the existing hillcrest are conserved in this alternative.



BLEND

employment land uses are located in the center of the site. Lower to higher density residential development are used to blend the site into the existing neighborhoods' grid.



ACTIVATE

this alternative activates the site near the intersection of McKnight and Larpenteur by locating housing, employment, and retail around flexible public space - including a 5+ acre active park and hill crest.

ALTERNATIVE 2 : CONSERVATION

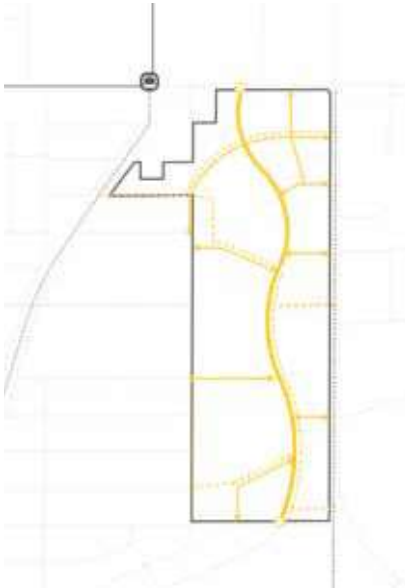
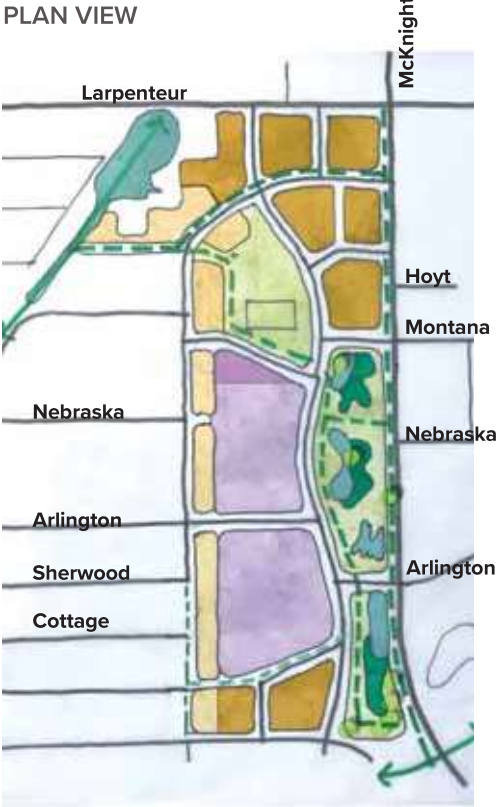


BUILD
this alternative balances the conservation of the existing natural site features with acreage identified for new development. This alternative focuses developmet around the intersection of McKnight Road and Larpenteur Ave.

- LANDUSES**
- residential 1 : higher density
 - residential 2 : lower density
 - open space
 - park land
 - wetland
 - employment: industrial
 - employment: office
 - trail easement
 - right-of-way

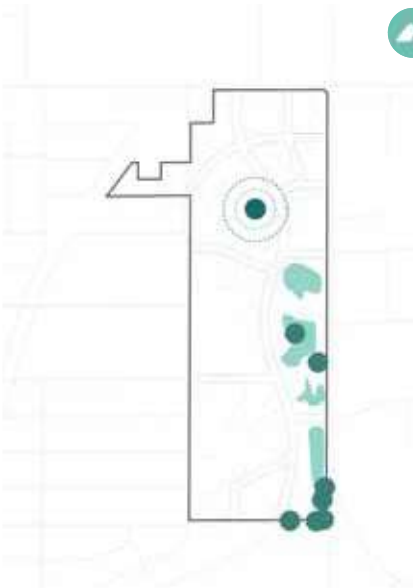
LAND USE	Acres
ROW	17
Trail Easement	4
Total Open Space	29
Open Space (including wetlands, not active park)	24
Active Park	5
Employment (Industrial + Office)	23
Office	1
Industrial	22
Total Residential	40
Residential 1	23
Residential 2	17
Total Area	113*

*Includes 1 acres ROW outside of existing site



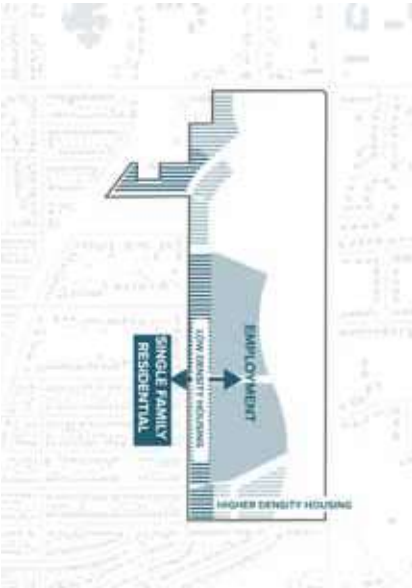
existing road
existing bus route
existing trail
proposed trail
proposed road 70' ROW
proposed road 80' ROW

CONNECT
a single north south connection meanders through the site with east west roads connecting to existing local network at select roads. This road placement creates a range of block scales needed for the different land uses - smaller blocks for residential use and larger areas for industrial. Trails connect the site to the existing trail network and allow for easy pedestrian and bicycle circulation in the new development.

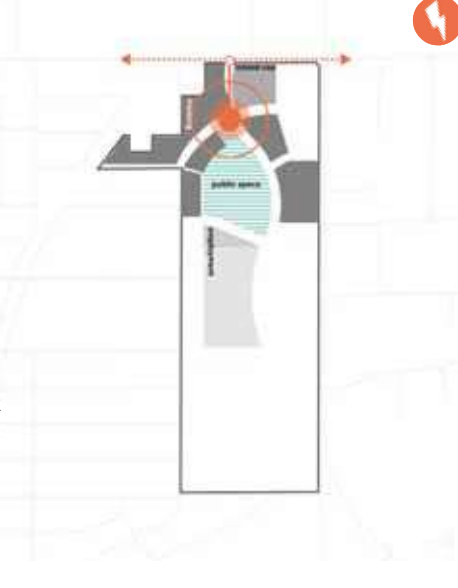


existing significant tree
existing wetland
proposed hillcrest

CONSERVE
high value existing wetlands on the eastern edge of the site and adjacent significant trees were maintained in this alternative. A hillcrest is identified near to the location of the existing site's highest peak



BLEND
employment land uses are located in the center of the site. Lower and higher density residential development are used to blend the site into the existing neighborhoods' grid to the west and south. Maintaining the existing wetlands in the east of the site creates a green buffer between the site development and adjacent residential neighborhoods.



ACTIVATE
this alternative activates the site near the intersection of McKnight and Larpenteur by locating housing and retail around flexible public space - including a 5+ acre active park and hillcrest.

ALTERNATIVE 3 : RESHAPE



BUILD

this alternative maximizes acreage identified for employment. High Value wetland areas are maintained. Two active community open space nodes are created around the hillcrest in the north and the active park land in the south of the site.

LANDUSES

- residential 1 : higher density
- residential 2 : lower density
- open space
- park land
- wetland
- employment: industrial
- employment: office
- trail easement
- right-of-way

LAND USE	Acres
ROW	14
Trail Easement	3
Total Open Space	33
Open Space (including wetlands, not active park)	21
Active Park	6
Employment (Industrial + Office)	38
Office	2
Industrial	36
Total Residential	26
Residential 1	21
Residential 2	5
Total Area	113*

*Includes 1 acres ROW outside of existing site

PLAN VIEW



CONNECT

a single north south connection meanders through the site with east west roads connecting to existing local network at select roads. This road placement creates larger blocks in the center of the site needed for industrial use. A open space buffer runs along the western edge of the site between the industrial land uses and the neighboring residential community. Trails connect the site to the existing trail network and allow for easy pedestrian and bicycle circulation in the new development.

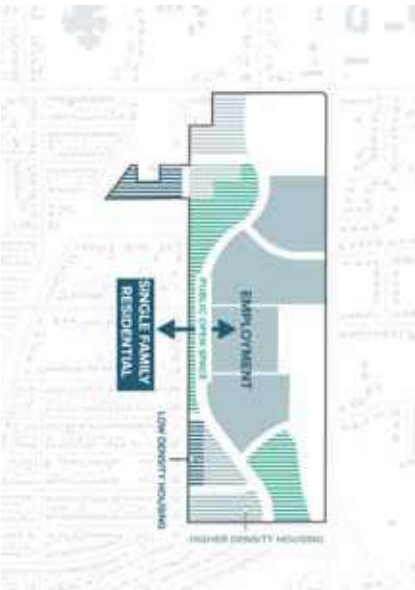


- existing significant tree
- existing wetland
- proposed hillcrest



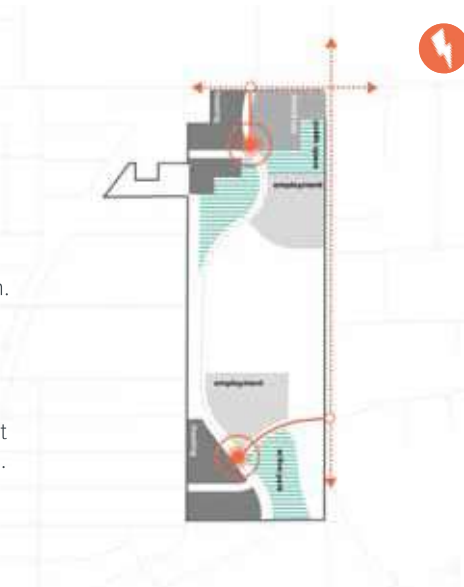
CONSERVE

high value existing wetlands and adjacent significant trees were maintained in this alternative. A hillcrest is identified near to the location of the existing site's highest peak.



BLEND

employment land uses are located in the center of the site. Residential development and public open spaces are used to blend the site into the existing neighborhoods' grid to the north and south. Maintaining the existing wetlands in the east of the site creates a green buffer between the site development and adjacent residential neighborhoods.



ACTIVATE

this alternative activates the site near the intersection of McKnight and Larpenteur by locating housing and retail around flexible public space - including a 5+ acre active park and hillcrest.

ALTERNATIVE 4 : SCULPT



BUILD

this alternative maximizes development of the land for employment and housing. Wetland areas are relocated to the southern end of the site following existing grade.

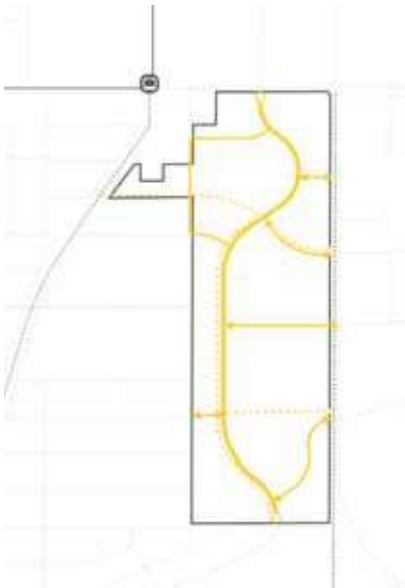
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LAND USE	Acres
ROW	16
Trail Easement	3
Total Open Space	26
Open Space (including wetlands, not active p	21
Active Park	5
Employment (Industrial + Office)	37
Office	1
Industrial	36
Total Residential	32
Residential 1	16
Residential 2	16
Total Area	113*

*Includes 1 acres ROW outside of existing site

PLAN VIEW

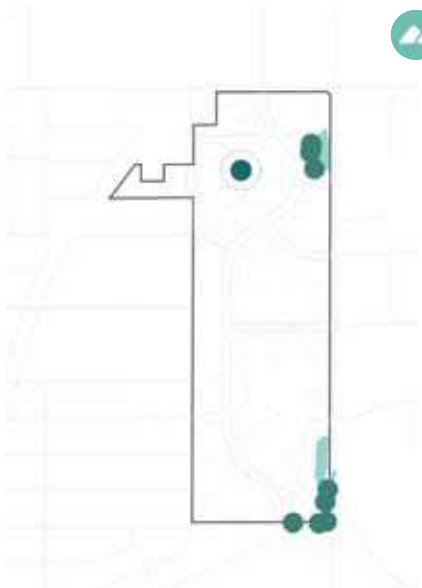


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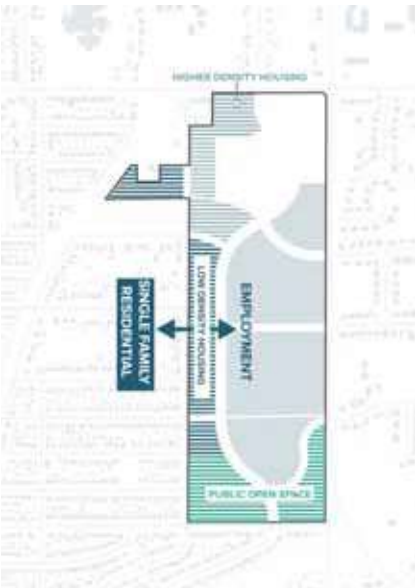


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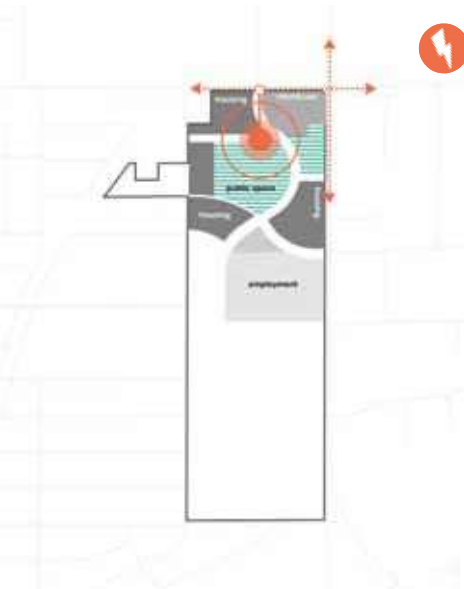
CONSERVE

high value existing wetlands and adjacent significant trees were maintained in this alternative. A hillcrest is identified near to the location of the existing site's highest peak



BLEND

the large area identified for employment use is located in the center and eastern edges of the site. Lower density residential development and public open spaces are used to blend the site into the existing neighborhoods' grid.



ACTIVATE

this alternative activates the site near the intersection of McKnight and Larpeur by locating housing and retail around flexible public space - including a 5+ acre active park and hillcrest.

COMPARISON OF THE ALTERNATIVES

ALTERNATIVE 1 : LIGHT TOUCH



ALTERNATIVE 2 : CONSERVATION



ALTERNATIVE 3 : RESHAPE



ALTERNATIVE 4 : SCULPT



responds most directly to the features of the land, preserving them in place

keeps wetlands and ponds
minimal grading around the hillcrest

gathers valuable natural and cultural resources in one location and builds intensely elsewhere

gathers and expands wetlands in single location,
creates a broad corridor through site
adjusts the hillcrest slightly
active park to the north

pushes the hill and moves the ponds to expand design possibilities

Keeps all wetlands,
eliminate ponds,
significant grading to push and sculpt the hill, two
areas of open space connected by trail,
active park on the south

sculpts a hill and moves the wetlands to create more design possibilities

Keeps select wetlands,
eliminate ponds,
significant grading to sculpt the hill, two areas of
open space connected by trail,
active park on the north

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